

**MARKED AGENDA  
ZONING REVIEW BOARD  
NOVEMBER 12, 2009  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES:**

1. **Z-09-24**-An Ordinance by Zoning Committee to amend Section 16-28A.013(a) (x) of the City of the Atlanta Sign Ordinance for the purpose of clarifying the effect of modification or replacement of structures supporting on the non-conformity of general advertising signs; and for other purposes.  
**NPU RECOMMENDATION: SEE WORKSHEET**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2009**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2009**
2. **Z-09-40**-An Ordinance by Zoning Committee to zone property located at **1500 Kay Lane, N.E.** to the R-3 (Single family Residential) zoning district; and for other purposes.  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
3. **Z-09-34**-An Ordinance by Councilmember Jim Maddox to zone property located at Parcel Identification Numbers: 4776 Campbellton Road (Parcel ID # 14F-0065-0001-003-0),( Parcel ID # 14 F -0065-0001-005-0 (a.k.a. Campbellton Road rear), 2167 Alan Drive (Parcel ID # 14 F -0065-0001-011-3), and 2175 Alan Drive (Parcel ID # 14 F -0065-0001-013-9) to the R-4 Single family Residential District; to zone property located Parcel ID #: 14 F -0076-II-008-8 (aka Kenny Road rear) to the R-3 Single family Residential district; and for other purposes.  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: APPROVAL**
4. **U-09-19**-An Ordinance by Councilmember Jim Maddox granting a Special Use Permit for a Private School pursuant to section 16-06.005(1)(l) and section 16-05.005(1)(l) for property located at 4776 Campbellton Road (Parcel ID # 14F-0065-0001-003-0 & 14F-0065-0001-002), 4774 Campbellton Road, S.W. (Parcel ID # 14F-0065-0001-004 & 14F-0065-0001-005-0 a.k.a. Campbellton Road Rear), 14F-0076-II-008-8 (a.k.a. Kenny Road Rear) and 14F-0065-0001-024 (Kenny Road S.W) fronting approximately 365 feet on the western side of Campbellton Road S.W.; and for other purposes.  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2009**

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

5. **Z-09-30-** An Ordinance by Councilmember Anne Fauver to amend Chapter 29 of Part 16 of the Zoning Ordinance of the City of Atlanta to define Bed and Breakfast Inns; to add bed and breakfast inns as a permitted principal use and structure in the SPI-11 Vine City & Ashby Station Special Public Interest Zoning District, Subareas 4, 5, 6, and 7; to add Bed and Breakfast Inns as a permitted principal use and structure in the SPI-17 Piedmont Avenue Special Public Interest district, Subarea 4; to provide limitations and requirements for such use; and for other purposes.

**NPU E RECOMMENDATION: APPROVAL**

**NPU K & L RECOMMENDATION: DENIAL**

**NPU T RECOMMENDATION:**

**STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE**

**ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE**

6. **Z-09-33-** An Ordinance by Zoning Committee designating the Imperial Hotel, located at **355 Peachtree Center Avenue, NE**, Land Lot 50, of the 14<sup>th</sup> District of Fulton County, Georgia and certain real property on which it is located, to the overlay Zoning Designation of Landmark Building of Site pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and Rezoning from SPI-1 (SA1)/HBS (Special Public Interest District-1, Subarea 1/Historic Building or Site) to SPI-1 (SA1)/LBS (Special Public Interest District-1, Subarea 1/Landmark Building or Site); to repeal conflicting laws; and for other purposes.

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

7. **U-09-15/ U-06-07-** An Ordinance by Zoning Committee granting a Special Use Permit for a Community Service Facility Section 16-06.005 (1) (k), property located at **8 East Lake Drive, NE**, fronting approximately 160 feet on the west side of East Lake Drive and approximately 182 feet on the north side of Hosea Williams Drive. Depth: Varies Area: approximately 0.66 acre. Land Lot 204, 15<sup>th</sup> District, DeKalb County, Georgia

**OWNER: ELIZABETH OMILAMI**

**APPLICANT: PATRISE PERKINS-HOOKER**

**NPU-O COUNCIL DISTRICT 5**

**NPU RECOMMENDATION: APPROVAL CONDITIONAL**

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

8. **U-09-16-** An Ordinance granting a Special Use Permit for a Personal Care Home pursuant to Section 16-06.005 (1) (g) for property located at **350 Schoen Street, S.E.** fronting approximately 108.50 feet on the north side of Schoen Street at the south west corner of the intersection of Schoen Street and Charleston Avenue. Depth: approximately 170 feet. Area: 0.42 acres. Land Lot 39, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: ANNIE L. BARBER  
APPLICANT: ANNIE L. BARBER  
NPU-Y COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2009**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2009**
9. **Z-09-32-** An Ordinance to rezone property from the R-5 (Single Family Residential) District to the MR-3 (Multi-family Residential) District, property located at **1431 LaFrance Street, N.E.(formerly known as 100 Hutchinson Street, N.E.)** fronting approximately 141 feet on the east side of Hutchinson Street beginning 21.23 feet from the southeast corner of LaFrance Street. Depth: approximately 54 feet. Area: approximately 0.192 acre. Land 209, 15<sup>th</sup> District, Dekalb County, Georgia.  
OWNER: STEVEN SCOTT WEST  
APPLICANT: STEVEN SCOTT WEST  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 60-DAY DEFERRAL-JANUARY 2010**  
**ZRB RECOMMENDATION: 60-DAY DEFERRAL-JANUARY 2010**

**DEFERRED CASES:**

10. **Z-09-15-**An Ordinance to rezone from the C-1-C (Community Business –Conditional) District and R-LC (Residential Limited Commercial) District to the PD-MU (Planned Development-Mixed Use) District, property located at **87, 99 and 91 West Paces Ferry Road, Units 1-7 and 9; 91 West Paces Ferry Road, Unit 8; 79 West Paces Ferry Road; and 3188 Paces Ferry Place,** fronting approximately 445 feet on the west side of Paces Ferry Place at the northwest corner of West Paces Ferry Road. Depth: varies. Area: 3.484 acres. Land Lot 99, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: 800 CORPORATION, LUDWIG I FLA. CORPORATION  
AND WOODLANDS OF GEORGIA, INC. C/O MILLER AND  
MARTIN PLLC, 79 WEST PACES FERRY, LLC., AND  
MRS. JACQUELINE SNELLING  
APPLICANT: 800 CORPORATION  
NPU-B COUNCIL DISTRICT 8  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2009**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2009**

11. **Z-07-46**-An Ordinance to rezone from the C-1 (Community Business) District to the C-3 (Commercial Residential) District, property located at **305, 311, 317 and 323 Buckhead Avenue, N.E. and 312 Pharr Road, N.E.**, fronting approximately 235 feet on the south side of Buckhead Avenue at the southeast corner of Buckhead Avenue and North Fulton Drive. Depth: varies. Area: approximately 2.13 acres. Land Lot 61. 17<sup>th</sup> District, Fulton County, Georgia.  
OWNERS: CASH, KRUGLER AND FREDERICKS  
(ALWYN R. FREDERICKS, DAVID N. KRUGLER, ANDREW B. CASH) WALDA S. ABNER, JOHN L. BROOKS, TERESA S. FLEMING, DEBORAH S. PAYNE, CLAIRE S. PETERSON, MARY JANICE S. SAWYER, TONY W. SIMS AND WALTER S. STERNS, BUCKHEAD AVENUES DEVELOPMENT CO., LLC  
APPLICANT: BUCKHEAD AVENUES DEVELOPMENT CO., LLC  
NPU-B COUNCIL DISTRICT 7  
NPU RECOMMENDATION: NO ACTION TAKEN  
STAFF RECOMMENDATION: FILE  
ZRB RECOMMENDATION: FILE
12. **U-07-09**-An Ordinance to grant a Special Use Permit for a Hotel pursuant to Sec. 16-13.005. (1) (g), property located at **3135 Peachtree Road and 288, 290, 292, 308, 310, 312 and 314 East Paces Ferry Road, N.E.**, fronting approximately 297 feet on the north side of East Paces Ferry Road and approximately 327.35 feet on the east side of Bolling Way and approximately 99 feet on the south side of Peachtree Road. Property is located at the northeastern intersection of Bolling Way and East Paces Ferry Road and the southeastern intersection of Bolling Way and Peachtree Road. Depth: varies. Area: approximately 1.561 acres. Land Lot 99. 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: THE S. STEPHEN SELIG III LIFE TRUST AND PLACE ON PACES, LLC.  
APPLICANT: BUCKHEAD AVENUES DEVELOPMENT CO. LLC.  
NPU-B COUNCIL DISTRICT 7  
NPU RECOMMENDATION: NO ACTION TAKEN  
STAFF RECOMMENDATION: FILE  
ZRB RECOMMENDATION: FILE

**MARKED AGENDA  
ZONING REVIEW BOARD  
NOVEMBER 12, 2009**

**6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

13. **Z-09-27**-An Ordinance to rezone from the RG-3 (Residential General-Sector 3) District to the MR-5A (Multifamily Residential) District and RG-3 (Residential General-Sector 3- Conditional) District, property located at **240 Colonial Homes Drive, N.W.**, fronting approximately 875 feet on the north and south side of Colonial Homes Drive beginning approximately 680 feet from the west corner of Peachtree Road. Depth: varies. Area: approximately 20.76 acres. Land Lots 110 and 111, 17<sup>th</sup> District, Fulton County, Georgia.

OWNER: POPE AND LAND ENTERPRISES, INC.

APPLICANT: POPE AND LAND ENTERPRISES, INC.

NPU-C COUNCIL DISTRICT 8

**NPU RECOMMENDATION: DEFERRAL**

**STAFF RECOMMENDATION: 90-DAY DEFERRAL-FEBRUARY 2010**

**ZRB RECOMMENDATION: 90-DAY DEFERRAL-FEBRUARY 2010**

**END OF AGENDA**